076.0	0003	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	613,600 / 613,600
					USE VALUE:	613,600 / 613,600
					ASSESSED:	613,600 / 613,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		BAKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOODE THOMAS J/ TRUSTEE
Owner 2:	JRG IRREVOCABLE TRUST
Owner 3:	
Street 1:	34 BAKER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GOODE JEAN R -
Owner 2:	-
Street 1:	34 BAKER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,342 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1144 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11342.000	187,200	700	425,700	613,600
Total Card	0.260	187,200	700	425,700	613,600
Total Parcel	0.260	187,200	700	425,700	613,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 536.36 | /Parcel: 536.3

Legal Description

User Acct 47997

GIS Ref

GIS Ref

Insp Date 10/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 076.0-0003-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	187,200	700	11,342.	425,700	613,600	613,600	Year End Roll	12/18/2019
2019	101	FV	169,700	0	11,342.	395,300	565,000	565,000	Year End Roll	1/3/2019
2018	101	FV	169,700	0	11,342.	420,000	589,700	589,700	Year End Roll	12/20/2017
2017	101	FV	169,700	0	11,342.	368,300	538,000	538,000	Year End Roll	1/3/2017
2016	101	FV	169,700	0	11,342.	336,000	505,700	505,700	Year End	1/4/2016
2015	101	FV	168,800	0	11,342.	297,300	466,100	466,100	Year End Roll	12/11/2014
2014	101	FV	168,800	0	11,342.	281,100	449,900	449,900	Year End Roll	12/16/2013
2013	101	FV	168,800	0	11,342.	267,500	436,300	436,300		12/13/2012

!6324!

PRINT

Date	Time
12/10/20	21:06:56

LAST REV

Date	Time
12/08/20	09:49:34

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6324

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOODE JEAN R,	76280-396	1	11/27/2020	Convenience	1	No	No		
GOODE JEAN R,	76280-388	1	11/27/2020	Convenience	1	No	No		Removal of life estate
GOODE EDWARD/JE	64505-187		11/13/2014	Convenience	1	No	No		EDWARD R GOODE D.O.D. 1/5/2006 BK 64505 PG 18
MOORE GWENDOLYN	32312-192		2/1/2001		365,000	No	No		
PASQUARIELLO MA	28902-198		7/30/1998		261,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/1999	251	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
12/17/2008	Meas/Inspect	294	PATRIOT
3/29/2000	Inspected	276	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	266	PATRIOT
7/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47997
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11342		Sq. Ft.	Site		0	70.	0.54	12			Ledge	-20					425,749						425,700	

Total AC/HA: 0.26038 | Total SF/SM: 11342 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 425,749 | Spl Credit | Total: 425,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00447750
Adj $ / SQ:	128.824
Other Features:	78902
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	271309
Depreciation:	84106
Depreciated Total:	187204

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

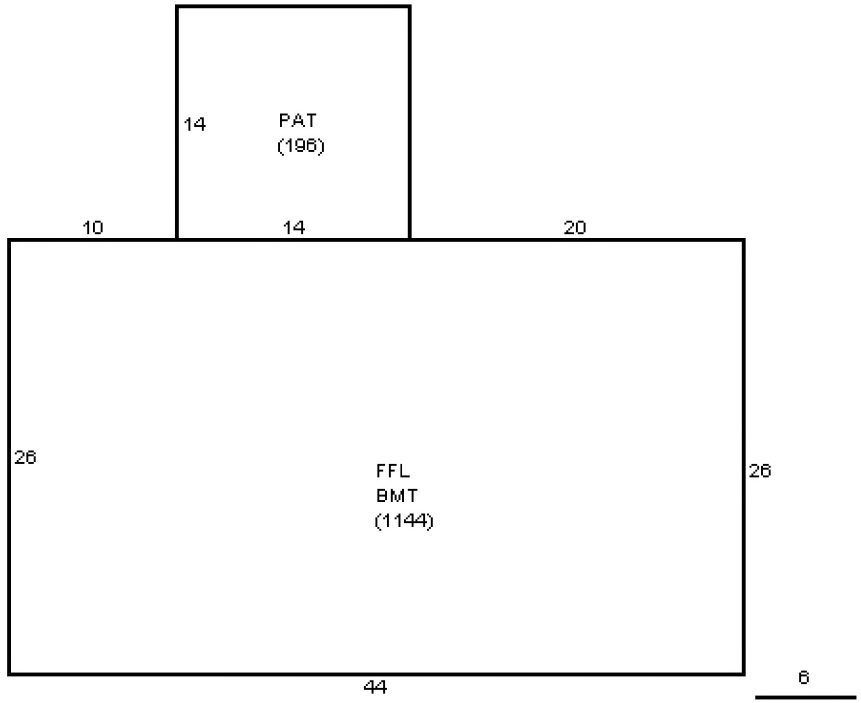
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.82
Special Features:	0	Val/Su Net:	75.36
Final Total:	187200	Val/Su SzAd	163.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	38.650	44,212
FFL	First Floor	1,144	128.820	147,375
PAT	Patio	196	4.180	820
	Net Sketched Area:	2,484	Total:	192,407
Size Ad	1144	Gross Are	2484	FinArea 1144

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0003-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	9X20	A	AV	2010	4.33	T	7.2	101			700			700

More: N | Total Yard Items: 700 | Total Special Featues: | Total: 700

IMAGE

AssessPro Patriot Properties, Inc